

MINUTES

WEST LAFAYETTE REDEVELOPMENT COMMISSION 609 West Navajo St., West Lafayette, Indiana Council Chambers

October 26, 2010

The meeting was called to order at 8:32 a.m. President Oates presided.

The Pledge of Allegiance was recited.

Secretary Sorensen called the role.

Present: Steve Curtis, Larry Oates, Linda Sorensen, Janet Elmore

Absent: Gary Lehman, Diane Damico, Dottie Rausch

President Oates stated affirmative votes of the three commissioners present constitutes a quorum and will be required to approve any matters.

Old Business:

Minutes

Commissioner Sorensen motioned to approve the minutes of the September 21, 2010 Redevelopment Commission meeting. Commissioner Curtis seconded. The minutes were approved as written 3-0.

Cumberland Avenue Update

President Oates noted that the ribbon-cutting of the first portion of Cumberland Avenue will be held on Wednesday, October 27 at 2:00 p.m. at the Cumberland roundabout. City Engineer Dave Buck commented sod and landscaping are underway, constructions signs will be taken down and Purdue Research Foundation monument signs should be finished today. Work with Wal-Mart is progressing to address storm water connections and will be reflected in a change order at the next meeting. Completion of the Cumberland Avenue Reconstruction Project came in under budget and on schedule.

Wabash Heritage Trail Update

Parks Superintendent Joe Payne said the project is on schedule. The relocation of Vectren gas lines from the right-of-way is underway. A portion of the trail in Happy Hollow Park has been redesigned which will save over 40 trees and eliminate several feet of wall. The project is currently under budget.

Mr. Payne also noted that an insurance reimbursement in the amount of \$86,484.29 has been received for the Riverside Ice Rink expenses. The funds will be appropriated proportionally to the CCD, Parks Board and Levee/Village TIF accounts.

2011 TIF Spending Plan

Presidents Oates requested questions regarding the proposed 2011 TIF spending plan. The plan will be on the January meeting agenda for approval.

Other

There was no further old business.

New Business:

Review of Financial Schedules

Redevelopment Commission Treasurer Rhodes reviewed the routine transactions, revenues and expenses on the current financial reports. The insurance settlement was deposited after the reports were prepared and will be reflected in next month's schedules. A timely tax settlement is anticipated this year.

Payment of Claims

Sagamore Parkway TIF Claim

\$12,631.00

Commissioner Curtis motioned to pay the Sagamore Parkway TIF claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion to approve the payment of the Sagamore Parkway claim in the amount of \$12,631.00 passed 3-0.

Levee/Village TIF Surplus Claims

\$72,985.23

Commissioner Sorensen motioned to pay the Levee/Village TIF Surplus claims. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion to approve the payment of the Levee/Village TIF Surplus claims in the total amount of \$72,985.23 passed 3-0.

KCB TIF Surplus Claims

\$201,513.58

Commissioner Curtis motioned to pay the KCB TIF Surplus claims. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion to approve the KCB TIF Surplus claims in the total amount of \$201,513.58 passed 3-0.

Claims approved by the BOW on behalf of the Redevelopment Commission of **\$272,567.77** were provided for reference. Department heads and project managers explained individual claims and answered questions from the Commission.

Fitness Trail Maintenance Agreement- revised

Commission Attorney Tom Brooks, Jr. explained the changes to the agreement which was approved at the September 2010 meeting of the Redevelopment Commission. Commissioner Sorensen motioned to approve the revised Maintenance Agreement for the Fitness Trail among the West Lafayette Board of Parks and Recreation, the West Lafayette Community School Corporation and the West Lafayette Redevelopment Commission. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Lease – Public Use of Boathouse

The lease agreement between the City of West Lafayette Redevelopment Commission and The West Lafayette Board of Parks and Recreation is for a three (3) year period and grants the management of the public-use area of the boathouse to the Board of Parks and Recreation. Commissioner Curtis motioned to approve the lease. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Easements for Wabash Heritage Trail

Attorney Brooks explained the three easement documents. The documents included the termination of the easement for the location of the Wabash Heritage Trail prior to the boathouse construction. Commissioner Sorensen motioned to approve the mutual termination of the recorded easement Document No. 9815157 between the West Lafayette Redevelopment Commission and the West Lafayette Board of Parks and Recreation. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Commission Sorensen motioned to approve the mutual termination of the unrecorded general easement which gave permission to the owners of Burnham's Sporting Goods to store vehicles on the Parks Department property. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Commissioner Curtis motioned to approve the non-exclusive easement between the West Lafayette Redevelopment Commission and the West Lafayette Board of Parks and Recreation which places the easement for the new location of Wabash Heritage Trail on the boathouse facility area. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Wabash Landing Parking Garage Maintenance Plan

President Oates commented the quarterly maintenance inspection report for the Wabash Landing Parking Garage received from Director of Development, Chandler Poole late last week showed great improvement. Property Manager, Jennifer Kennedy was introduced.

Tom Gall of T. J. Gall & Associates explained the five-year maintenance plan for the parking garage which was prepared by Carl E. Most & Son, Inc. Mr. Gall recommended the plan be renewed each year to keep a continuous rolling five-year plan in effect that would reflect ongoing preventive maintenance requirements. Projected annual costs allowed for inflation and unforeseen repairs. A copy of the plan has been provided to Sheehan Property Management Company for their review. President Oates stated work

with the developer continues towards a viable plan for the management of the garage and the protection of the bond holders of this public facility.

Perimeter Parkway Contract

Dave Buck reviewed the standard INDOT Contract form for the Perimeter Parkway, Phase 1A-1 from M. C. Jischke Drive to Sheetz Avenue. A brief overview of the Perimeter Parkway Project was provided by Mr. Buck. The project utilizes 80% federal funding, with Purdue University and the City splitting the remaining 20% of the cost. Ryan Smith of Butler Fairman & Seufert, designers for the project, distributed a schematic drawing of the affected area. A January 2011 letting schedule with INDOT is anticipated. The estimate for the construction of the project is approximately \$5.6M. Estimated construction inspection costs are about \$700,000. Additional utility relocation work of approximately \$330,000 and \$41,000 of inspection fees will be funded by Purdue only. The project is scheduled to begin in spring 2011 with an anticipated completion date of August 2012. Coordination and the relationship with U.S. 231 was discussed.

Commissioner Sorensen motioned to approve the LPA Consulting Contract between the City of West Lafayette Redevelopment Commission as the local public agency, and the consulting firm of Butler Fairman and Seufert, Inc. for construction inspection services for the construction of the Perimeter Parkway Phase 1A-1 from M.C. Jischke Drive to Sheetz Street in a total amount that shall not exceed \$741,000. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

KCB Water Quality Improvement Bid Schedule and Approval

The project addresses drainage improvements from the Yeager Road widening project to the Windsor/Carlisle area and retention storage requirements at the northwest corner of Northwestern Avenue and Lindberg Road. A preliminary drawing of the proposed design was presented by The Schneider Corporation. Advertising for bids is scheduled for November 3 and 10, with the bid opening held at the November 16 Redevelopment Commission meeting. Bids will be reviewed, a recommendation made and a contract presented at the December meeting. Project scheduling will be reviewed to accommodate the golf course schedule. Questions regarding the operation and depth of the retention pond, trail continuation and golf course coordination were answered by Mr. Buck and Brandon Fulk of the Schneider Corporation.

Commissioner Sorensen motioned to approve the bid schedule for the KCB Water Quality Improvement Project as follows: that we advertise on November 3, 2010 and a second advertisement on November 10, 2010 with bid documents to be available on November 3, 2010 for interested parties. Bids are due by 8:30 a.m. on November 16, 2010 to be opened at the regular meeting of the West Lafayette Redevelopment Commission on November 16, 2010. Bids will be taken under advisement for potential approval on

December 21, 2010. The pre-bid meeting will be changed from November 11, 2010 to November 10, 2010 at 1:30 p.m. Commissioner Curtis seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Commissioner Curtis motioned tentatively approve the KCB Water Quality Improvement Plan based on the preliminary plan as presented and the Department of Engineering move forward with the necessary documents in order to get this project bid as advertised on November 3, 2010. Commissioner Sorensen seconded.

The roll call vote:

Aye: Curtis, Oates, Sorensen

Nay:

The motion passed 3-0.

Other

Commissioner Sorensen requested an update on the Lindberg Bridge. Mr. Buck stated bids were opened at the last county commissioner meeting and were taken under advisement. A meeting has been scheduled with the apparent low-bid contractor. Bids came in significantly under budget. Work is anticipated to begin in November.

Public Comment

Public comment was requested. The next meeting was confirmed:

November 16, 2010 at 8:30 a.m.

Adjourn

There being no further new business, Commissioner Sorensen motioned to adjourn. Commissioner Curtis seconded. The meeting adjourned at 10:02 a.m.

Linda M. Sorensen
Recording Secretary

Approved:

Lawrence T. Oates
President